

04/06/98 VACATION OF DRAINAGE/UTILITY
EASEMENT - SOUTH EDINA THIRD ADDITION
UNITED PROPERTIES



City of Edina

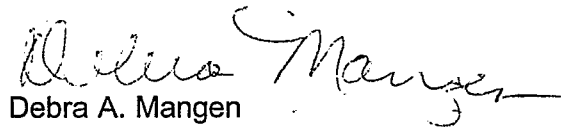
April 20, 1998

DeEtt Allen
Dorsey & Whitney Law Firm
220 South 6th Street,
Minneapolis, MN 55402-1498

Dear DeEtt:

I appreciate your help in recording our vacation notices of completion. I am sending you two: 1) Utility & Drainage Easement South Edina Development Third Addition, and 2) Utility and Drainage Easement for Parkwood Knolls 24th Addition. I am sorry I do not know if the properties are abstract or torrens. In the future, I intend to add this question to our application. Again, thank you for your help.

Sincerely,


Debra A. Mangen
City Clerk

**NOTICE OF COMPLETION OF PROCEEDINGS ON VACATION OF
EASEMENT FOR UTILITY AND DRAINAGE
PURPOSES IN THE CITY OF EDINA, HENNEPIN COUNTY, MINNESOTA**

NOTICE IS HEREBY GIVEN that the City Council of Edina, Hennepin County, Minnesota, on April 6, 1998 adopted a Resolution Vacating the Easement for Drainage and Utility Purposes after public hearing and notice thereof as required by law and after determining it to be in the best interest of the City and of the public that said easement vacation be made, which resolution ordered the vacation of the following described easement for utility and drainage purposes:

All of the DRAINAGE & UTILITY EASEMENT in OUTLOT A, SOUTH EDINA DEVELOPMENT
THIRD ADDITION, according to the recorded plat thereof, Hennepin County Minnesota, as donated
and dedicated by said plat of SOUTH EDINA DEVELOPMENT THIRD ADDITION.

Said vacation did not affect, and there was continued, reserved, and retained, by the said resolution ordering the vacation, the following existing easements and authority in, on and under the above vacated area:

(a) The authority of Northern States Power Company, US West Communications, Paragon Cable Minnesota, or Minnegasco to enter upon the above vacated area for the maintenance, replacement, repair and removal of and for otherwise attending to, underground conduit, manholes, cables, wires and poles required for utility service now in, on or under the above vacated area.

The time of completion of proceedings and the effective date of said vacation is 6th day of April, 1998

BY ORDER OF THE CITY COUNCIL,
CITY OF EDINA

Julia Morgan
City Clerk

Signed and sworn to before me, a Notary Public in and for the State of Minnesota, County of Hennepin, this 15
day of April, 1998.

Jane M. Timm
Notary Public

This document was drafted by:

City of Edina
4801 West 50th Street
Edina, MN 55424



Post-it® Fax Note 7671		Date 4/21	# of pages 1
To Dering Meyer	From Deb Manger		
Co./Dept.	Co.		
Phone # 904-7416	Phone # 826-0408		
Fax # 904-7424	Fax # 826-0390		

**NOTICE OF COMPLETION OF PROCEEDINGS ON VACATION OF
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The time of completion of proceedings and the effective date of said vacation is 6th day of April, 1998

BY ORDER OF THE CITY COUNCIL,
CITY OF EDINA

Debra Manger
City Clerk

Signed and sworn to before me, a Notary Public in and for the State of Minnesota, County of Hennepin, this 15 day of April, 1998.

Jane M. Timm
Notary Public

This document was drafted by:

City of Edina
4801 West 50th Street
Edina, MN 55424





City Of Edina, Minnesota
DEPARTMENT OF ADMINISTRATION
4801 West 50th Street, Edina, Minnesota 55424-1394
Phone • (612) 927-8861 TDD • (612) 826-0379 Fax • (612) 826-0390

STREET AND/OR EASEMENT VACATION REVIEW

Proposed Property/Area To Be Vacated: South Edina Development Third Addition

City Engineer by _____	<input type="checkbox"/> Acceptable	<input type="checkbox"/> Opposed	<input type="checkbox"/> Conditional
Minnegasco by <u>Steve V. Buge</u> 3-19-98	<input checked="" type="checkbox"/> Acceptable	<input type="checkbox"/> Opposed	<input type="checkbox"/> Conditional
NSP by _____	<input type="checkbox"/> Acceptable	<input type="checkbox"/> Opposed	<input type="checkbox"/> Conditional
Paragon Cable by _____	<input type="checkbox"/> Acceptable	<input type="checkbox"/> Opposed	<input type="checkbox"/> Conditional
U.S. West by _____	<input type="checkbox"/> Acceptable	<input type="checkbox"/> Opposed	<input type="checkbox"/> Conditional

Conditions: _____

Location: All gas mains located in R-O-W & not in
utility easements

Please sign and return indicating receipt of notice. Thank you for your cooperation.

Return to: City Clerk
City of Edina
4801 W. 50th Street
Edina, MN 55424
Telephone: 826-0408
Fax: 826-0390



City Of Edina, Minnesota

DEPARTMENT OF ADMINISTRATION

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Minnegasco by _____	<input type="checkbox"/> Acceptable	<input type="checkbox"/> Opposed	<input type="checkbox"/> Conditional
NSP by <u><i>Don Duggins</i></u>	<input checked="" type="checkbox"/> Acceptable	<input type="checkbox"/> Opposed	<input type="checkbox"/> Conditional
Paragon Cable by _____	<input type="checkbox"/> Acceptable	<input type="checkbox"/> Opposed	<input type="checkbox"/> Conditional
U.S. West by _____	<input type="checkbox"/> Acceptable	<input type="checkbox"/> Opposed	<input type="checkbox"/> Conditional

Conditions: _____

_____Location: _____

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STREET AND/OR EASEMENT VACATION REVIEW

Proposed Property/Area To Be Vacated: South Edina Development Third Addition

City Engineer by _____ ☐ Acceptable ☐ Opposed ☐ Conditional

Minnegasco by _____ ☐ Acceptable ☐ Opposed ☐ Conditional

NSP by _____ ☐ Acceptable ☐ Opposed ☐ Conditional

Paragon Cable by And J. Doe ☐ Acceptable ☐ Opposed ☒ Conditional

U.S. West by _____ ☐ Acceptable ☐ Opposed ☐ Conditional

Conditions: We do have cable in this area, we would like to maintain
our current plant, if we have to relocate said plant, we request
that we be reimbursed by requester.

Location: _____

Please sign and return indicating receipt of notice. Thank you for your cooperation.

Return to: City Clerk
City of Edina
4801 W. 50th Street
Edina, MN 55424
Telephone: 826-0408
Fax: 826-0390

(Official Publication)

**CITY OF EDINA
4801 WEST 50TH STREET
NOTICE OF PUBLIC HEARING ON
VACATION OF PUBLIC DRAINAGE AND UTILITY EASEMENT
SOUTH EDINA DEVELOPMENT THIRD ADDITION**

NOTICE IS HEREBY GIVEN that the City Council of the City of Edina, Minnesota will meet on April 6, 1998, in the Council Chambers at 4801 West 50th Street for a public hearing for vacation of public drainage and utility easements as shown on the recorded plat thereof, described as follows:

All of the DRAINAGE & UTILITY EASEMENT in OUTLOT A, SOUTH EDINA DEVELOPMENT THIRD ADDITION, according to the recorded plat thereof, Hennepin County Minnesota, as donated and dedicated by said plat of SOUTH EDINA DEVELOPMENTS THIRD ADDITION.

All persons who desire to be heard with respect to the question of whether or not the proposed easement vacation is in the public interest and should be made shall be heard at said time and place. The council shall consider the extent to which such proposed easement vacation affects existing easements within the area of the proposed vacation and the extent to which the vacation affects the authority of any person, corporation, or municipality owning or controlling electric, telephone or cable television poles and lines, gas and sewer lines, or water pipes, mains, and hydrants on or under the area of the proposed vacation, to continue maintaining the same or to enter upon such easement area or portion thereof vacated to maintain, repair, replace, remove, or otherwise attend thereto, for the purpose of specifying, in any such vacation resolution, the extent to which any or all of such easement, and such authority to maintain, and to enter upon the area of the proposed vacation, shall continue.

BY ORDER OF THE EDINA CITY COUNCIL

Debra A. Mangen, City Clerk

Dated: March 10, 1998

Publish in the Edina Sun-Current on Wednesday, March 18 & 25, 1998
Send two affidavits of publication
Bill to the City Clerk

SOUTH EDINA DEVELOPMENT THIRD ADDITION

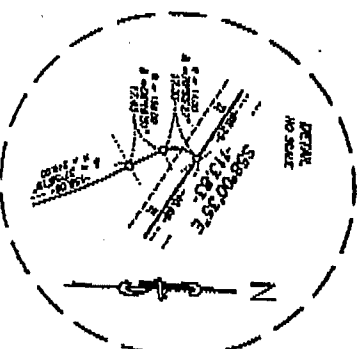
ROOM OFFICE
CENTER AND
ADDITION

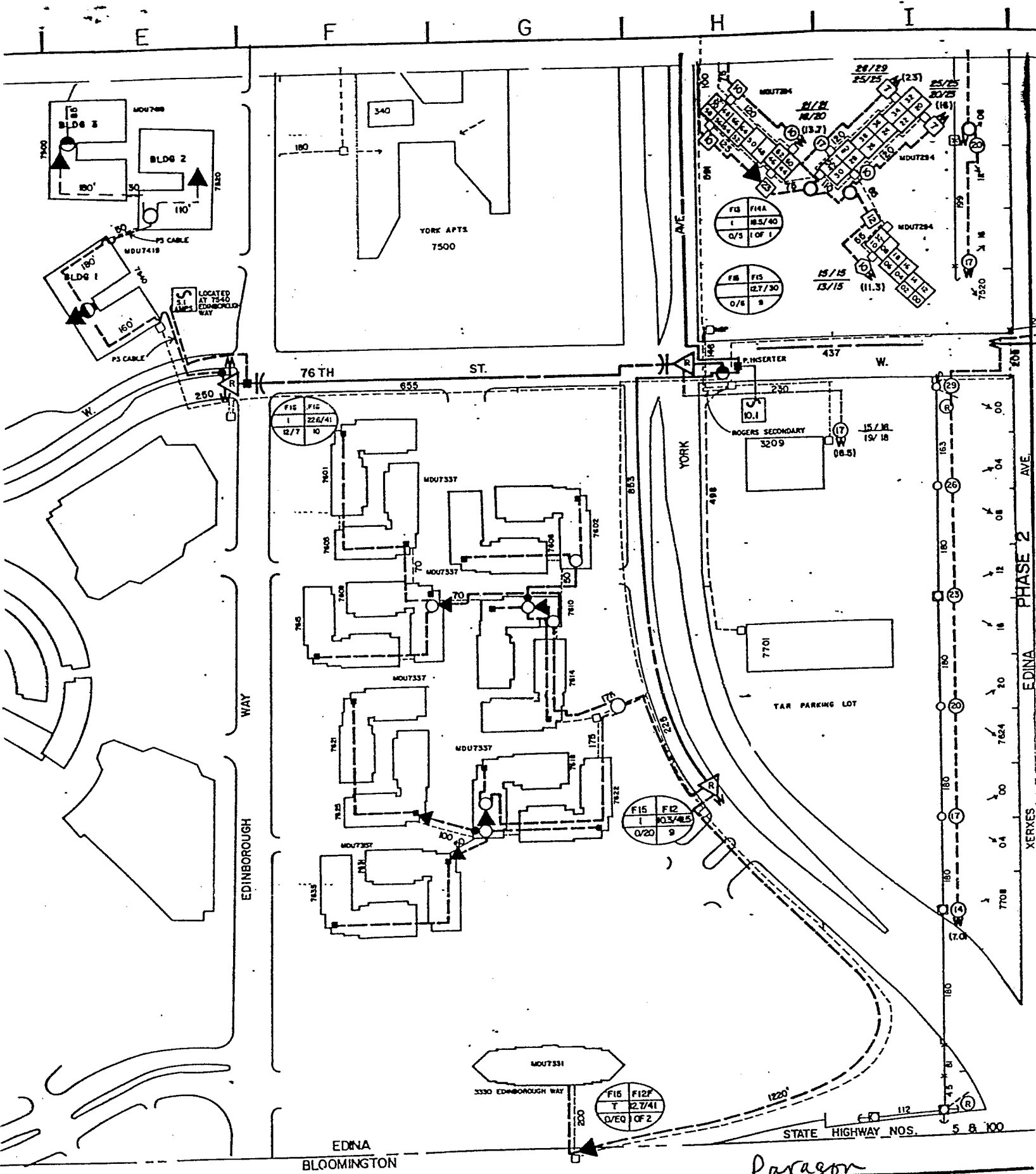
SECRET SOCIETY

445 ST



DENOTES DRAINAGE & UTILITY EASEMENT TO BE VACATED





<p>IFIER</p> <p>GER</p> <p>TE</p>	<p>LINE EXTENDER</p> <p>SPLITTER</p> <p>DIRECTIONAL COUPLER</p>	<p>100</p> <p>750</p> <p>500</p>	<p>123</p> <p>STRAND</p> <p>SLACK SPAN</p> <p>HEAD GUY</p> <p>RISER POLE</p>	<p>DWELLINGS</p> <p>RES SINGLE UNITS 10</p> <p>0-4 UNITS</p> <p>5-8 UNITS 3/35</p> <p>9-16 UNITS</p> <p>19+ UNITS</p>	<p>COMM 3</p> <p>STRAND FT 1282</p> <p>UG FT 6053</p> <p>AERIAL WITH UG</p> <p>NO OF UNITS PER AERIAL MILE</p> <p>NO OF UNITS</p>	<p>JOINT</p> <p>PHONE 6</p> <p>POWER 3</p> <p>CATV</p> <p>OTHER</p> <p>TOTAL</p>	<p>58</p> <p>59</p> <p>68</p> <p>69</p>
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City Of Edina, Minnesota

DEPARTMENT OF ADMINISTRATION

4801 West 50th Street, Edina, Minnesota 55424-1394

Phone • (612) 927-8861 TDD • (612) 826-0379 Fax • (612) 826-0390

STREET AND/OR EASEMENT VACATION REVIEW

Proposed Property/Area To Be Vacated: South Edina Development Third Addition

City Engineer by _____	<input type="checkbox"/> Acceptable	<input type="checkbox"/> Opposed	<input type="checkbox"/> Conditional
Minnegasco by _____	<input type="checkbox"/> Acceptable	<input type="checkbox"/> Opposed	<input type="checkbox"/> Conditional
NSP by _____	<input type="checkbox"/> Acceptable	<input type="checkbox"/> Opposed	<input type="checkbox"/> Conditional
Paragon Cable by <u>And. J. W. J.</u>	<input type="checkbox"/> Acceptable	<input type="checkbox"/> Opposed	<input checked="" type="checkbox"/> Conditional
U.S. West by _____	<input type="checkbox"/> Acceptable	<input type="checkbox"/> Opposed	<input type="checkbox"/> Conditional

Conditions: We do have cable in this area, we would like to maintain
our current plant, if we have to relocate said plant, we request
that we be reimbursed by requester.

Location: ✓ 43 feet from Center Line on Edinborough way, and 60 feet
from Center Line on 76th St. (Geo)

Please sign and return indicating receipt of notice. Thank you for your cooperation.

Return to: City Clerk
City of Edina
4801 W. 50th Street
Edina, MN 55424
Telephone: 826-0408
Fax: 826-0390



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NSP by _____	<input type="checkbox"/> Acceptable	<input type="checkbox"/> Opposed	<input type="checkbox"/> Conditional
Paragon Cable by _____	<input type="checkbox"/> Acceptable	<input type="checkbox"/> Opposed	<input type="checkbox"/> Conditional
U.S. West by <u>D. Perkins</u>	<input type="checkbox"/> Acceptable	<input type="checkbox"/> Opposed	<input checked="" type="checkbox"/> Conditional

Conditions: U S West would need easements
for existing conduit and buried
cable in the utility easements

Location: Along Minnesota Drive and
Edinburgh Way.

Please sign and return indicating receipt of notice. Thank you for your cooperation.

Return to: City Clerk
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U.S. West by _____	<input type="checkbox"/> Acceptable	<input type="checkbox"/> Opposed	<input type="checkbox"/> Conditional

Conditions: _____

Location: _____

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4801 W. 50th Street
Edina, MN 55424
Telephone: 826-0408
Fax: 826-0390



AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA)

SS.

COUNTY OF HENNEPIN)

Doug Dance, being duly sworn on an oath says that he/she is the publisher or authorized agent and employee of the publisher of the newspaper known as Sun-Current, and has full knowledge of the facts which are stated below.

(A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper, as provided by Minnesota Statute 331A.02, 331A.07, and other applicable laws, as amended.

(B) The printed Notice of Public Hearing

which is attached was cut from the columns of said newspaper, and was printed and published once each week, for two successive weeks; it was first published on Wednesday the 18 day of March, 1998, and was thereafter printed and published on every Wednesday to and including Wed, the 25 day of March, 1998; and printed below is a copy of the lower case alphabet from A to Z, both inclusive, which is hereby acknowledged as being the size and kind of type used in the composition and publication of the notice:

abcdefghijklmnopqrstuvwxyz

BY: [Signature]

TITLE: Publisher

Acknowledged before me on this

25 day of March, 1998

Victoria H. Brouillette
Notary Public



VICTORIA H. BROUILLETTE
NOTARY PUBLIC—MINNESOTA
MY COMMISSION EXPIRES 1-31-2000

RATE INFORMATION

- | | |
|--|-------------------------|
| (1) Lowest classified rate paid by commercial users for comparable space | \$ <u>2.55 per line</u> |
| (2) Maximum rate allowed by law for the above matter | \$ <u>6.20 per line</u> |
| (3) Rate actually charged for the above matter | \$ <u>1.24 per line</u> |

City of Edina

(Official Publication)
CITY OF EDINA
4801 WEST 50th STREET
NOTICE OF PUBLIC HEARING ON
VACATION OF PUBLIC DRAINAGE AND
UTILITY EASEMENT
SOUTH EDINA DEVELOPMENT
THIRD ADDITION

NOTICE IS HEREBY GIVEN that the City Council of the City of Edina, Minnesota will meet on April 6, 1998, in the Council Chambers at 4801 West 50th Street for a public hearing for vacation of public drainage and utility easements as shown on the recorded plat thereof, described as follows:

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All persons who desire to be heard with respect to the question of whether or not the proposed easement vacation is in the public interest and should be made shall be heard at said time and place. The council shall consider the extent to which such proposed easement vacation affects existing easements within the area of the proposed vacation and the extent to which the vacation affects the authority of any person, corporation, or municipality owning or controlling electric, telephone or cable television poles and lines, gas and sewer lines, or water pipes, mains, and hydrants on or under the area of the proposed vacation, to continue maintaining the same or to enter upon such easement area or portion thereof vacated to maintain, repair, replace, remove, or otherwise attend thereto, for the purpose of specifying, in any such vacation resolution, the extent to which any or all of such easement, and such authority to maintain, and to enter upon the area of the proposed vacation, shall continue.

BY ORDER OF THE EDINA CITY COUNCIL

Debra A. Mangen, City Clerk

Dated: March 10, 1998

(March 18 & 25, 1998) D1\Cty Edina So. Edina Devel.

STATE OF MINNESOTA)
COUNTY OF HENNEPIN)SS
CITY OF EDINA)

CERTIFICATE OF POSTING NOTICE

I, the undersigned duly appointed and acting Community Service Officer for the City of Edina, County of Hennepin, State of Minnesota, do hereby certify that I have on this date posted copies of the attached notice of: Public Hearing Utility & Drainage Easement Vacations South Edina Development Third Addition and Parkwood Knolls 24th Addition. At each of the official City bulletin boards, located at conspicuous places within the City as follows:

- 1) City Hall, 4801 West 50th Street
- 2) Municipal Liquor Store, 50th and France Business Area
- 3) Centennial Lakes Park Centrum, 7499 France Avenue South

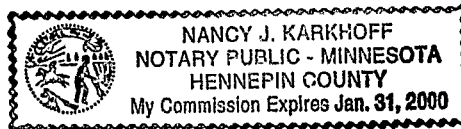
Dated March 25th, 1998 Signed Jeffrey Tomaszewski #218

Signed and sworn to before me, a Notary Public
in and for Hennepin County, Minnesota, this

25th day of March, 1998.

Nancy J. Karkhoff

9/97



(Official Publication)

**CITY OF EDINA
4801 WEST 50TH STREET
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BY ORDER OF THE EDINA CITY COUNCIL

Debra A. Mangen, City Clerk

Dated: March 10, 1998


Publish in the Edina Sun-Current on Wednesday, March 18 & 25, 1998
Send two affidavits of publication
Bill to the City Clerk

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) SS
CITY OF EDINA)

CERTIFICATE OF MAILING NOTICE

I, the undersigned, being the duly qualified acting City Clerk of the City of Edina, Minnesota, hereby certify that on the following date March 24, 1998, acting on behalf of said City I deposited in the United States mail copies of the attached: Notice of Public Hearing - Vacation of Public Drainage and Utility Easement (Exhibit A) enclosed in sealed envelopes, with postage thereon duly prepaid, addressed to the persons at the addresses as shown on the mailing list (Exhibit B) attached to the original hereof, which list is on file in my office, said persons being those appearing on the records of the County Auditor as owners of the property listed opposite their respective names, as of 30 days prior to the date of the hearing; and that I also sent said notice to the following corporations at the indicated addresses whose property is exempt from taxation and is therefore not carried on the records of said County Auditor.

WITNESS my hand and seal of said City this 24th of March, 1998.



Edina City Clerk

(Official Publication)

**CITY OF EDINA
4801 WEST 50TH STREET
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BY ORDER OF THE EDINA CITY COUNCIL

Debra A. Mangen, City Clerk

Dated: March 10, 1998

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Bill to the City Clerk

EXHIBIT B EASEMENT VACATION EXHIBIT

EDINA OFFICE

CENTER 2ND

ADDITION

W 78TH ST

SOUTH EDINA DEVELOPMENT THIRD ADDITION

THE HOMES OF
CENTRAL LAKES

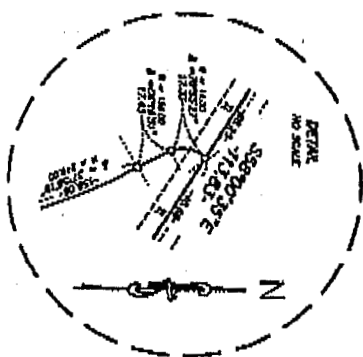
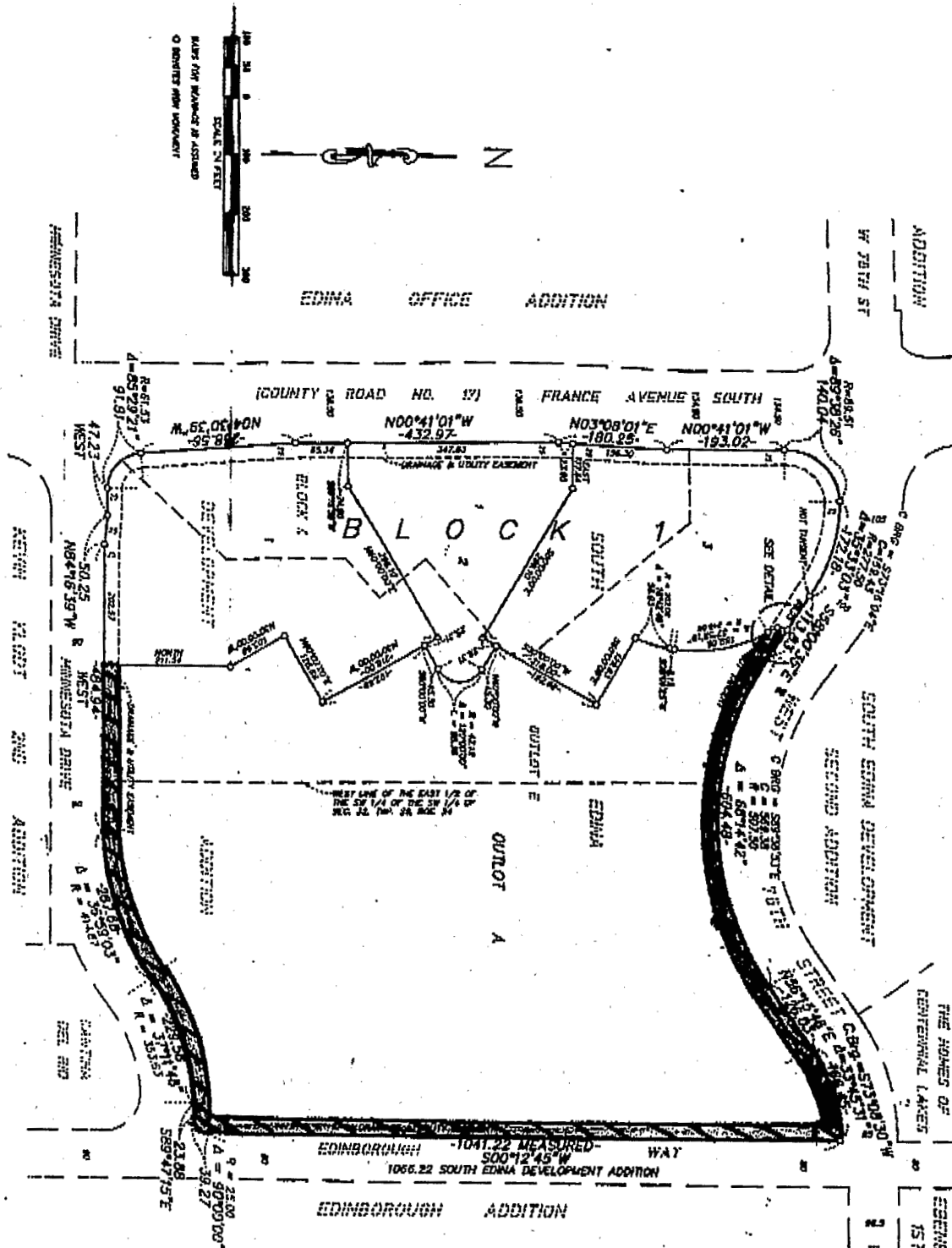
SENECA SOCIETY
1ST ADDITION

W 78TH ST

R.T. DOC. NO.
C.R. DOC. NO.



BRW DENOTES DRAINAGE & UTILITY EASEMENT TO BE VACATED



Title	FirstName	LastName	Company	Address1	City	State	Postal Code
Mr.	Gordon	Hughes	City of Edina	4801 West 50th Street	Edina	MN	55424
Mr.	Steve	Hedberg	Centennial Land Ltd Partnership	1205 Nathan Lane North	Plymouth	MN	55441
Mr.	Brian	Carey	United Properties	3500 West 80th Street, Suite 200	Bloomington	MN	55431



City of Edina

March 10, 1998

Stuart Fraser
Community Relations Manager
Northern States Power Company
5309 West 70th Street
Edina, MN 55435

RE: UTILITY/DRAINAGE EASEMENT REQUESTS, SOUTH EDINA DEVELOPMENT
THIRD ADDITION AND PARKWOOD KNOLLS 24TH & 25TH ADDITIONS

Dear Stuart:

I am sending copies of the two public hearing notices, exhibits from each vacation request and an Edina check off sheet for both above referenced vacation request received by my office. The City Council has scheduled the public hearing for this vacation on April 6, 1998. I would very much appreciate your response by Monday, March 23, 1998, if possible. This allows time for City staff to complete necessary work before the public hearing. If I may answer any questions regarding this matter or if you need any other documentation please feel free to contact me at your convenience.

Sincerely,

A handwritten signature in cursive script that reads "Debra Manger".

Debra Manger
City Clerk

Enclosures (6)



City of Edina

March 10, 1998

Steven Von Bargaen
Minnegasco, Inc.
P.O. Box 1165
Minneapolis, MN 55440-1165

RE: UTILITY/DRAINAGE EASEMENT REQUESTS, SOUTH EDINA DEVELOPMENT
THIRD ADDITION AND PARKWOOD KNOLLS 24TH & 25TH ADDITIONS

Dear Steve:

I am sending copies of the two public hearing notices, exhibits from each vacation request and an Edina check off sheet for both above referenced vacation request received by my office. The City Council has scheduled the public hearing for this vacation on April 6, 1998. I would very much appreciate your response by Monday, March 23, 1998, if possible. This allows time for City staff to complete necessary work before the public hearing. If I may answer any questions regarding this matter or if you need any other documentation please feel free to contact me at your convenience.

Sincerely,

Debra Mangen
City Clerk

Enclosures (6)



City of Edina

March 10, 1998

Darrell Perkins
U.S. West Communications
6244 Cedar Avenue South
Richfield, MN 55423

RE: UTILITY/DRAINAGE EASEMENT REQUESTS, SOUTH EDINA DEVELOPMENT
THIRD ADDITION AND PARKWOOD KNOLLS 24TH & 25TH ADDITIONS

Dear Darrell:

I am sending copies of the two public hearing notices, exhibits from each vacation request and an Edina check off sheet for both above referenced vacation request received by my office. The City Council has scheduled the public hearing for this vacation on April 6, 1998. I would very much appreciate your response by Monday, March 23, 1998, if possible. This allows time for City staff to complete necessary work before the public hearing. If I may answer any questions regarding this matter or if you need any other documentation please feel free to contact me at your convenience.

Sincerely,

Debra Mangen
City Clerk

Enclosures (6)



City of Edina

March 10, 1998

Susan Lagerquist
Paragon Cable
10210 Crosstown Circle
Eden Prairie, MN 55435

RE: UTILITY/DRAINAGE EASEMENT REQUESTS, SOUTH EDINA DEVELOPMENT
THIRD ADDITION AND PARKWOOD KNOLLS 24TH & 25TH ADDITIONS

Dear Susan:

I am sending copies of the two public hearing notices, exhibits from each vacation request and an Edina check off sheet for both above referenced vacation request received by my office. The City Council has scheduled the public hearing for this vacation on April 6, 1998. I would very much appreciate your response by Monday, March 23, 1998, if possible. This allows time for City staff to complete necessary work before the public hearing. If I may answer any questions regarding this matter or if you need any other documentation please feel free to contact me at your convenience.

Sincerely,


Debra Mangan
City Clerk

Enclosures (6)

CITY OF EDINA
4801 W. 50TH STREET
EDINA, MINNESOTA 55424

PUBLIC RIGHT OF WAY VACATION APPLICATION

Date Initiated February 13, 1998

I hereby petition the City Council of the City of Edina to vacate all of the following described public right of way:

[illegible]

Does the area proposed to be vacated or any part thereof terminate at or abut upon any public water? _____

Legal description of area proposed to be vacated:

See attached Exhibit A.

Attached copy of scaled drawing showing in full detail, the proposed vacation area. See attached Exhibit "A".

See attached Exhibit B

Applicant Brian P. Carey
(print name)

Signature

Address United Properties
3500 West 80th Street, Suite 200
Bloomington, MN 55431

Telephone 893-8846

Fee: 5100.00

3800
M.S. 412.851

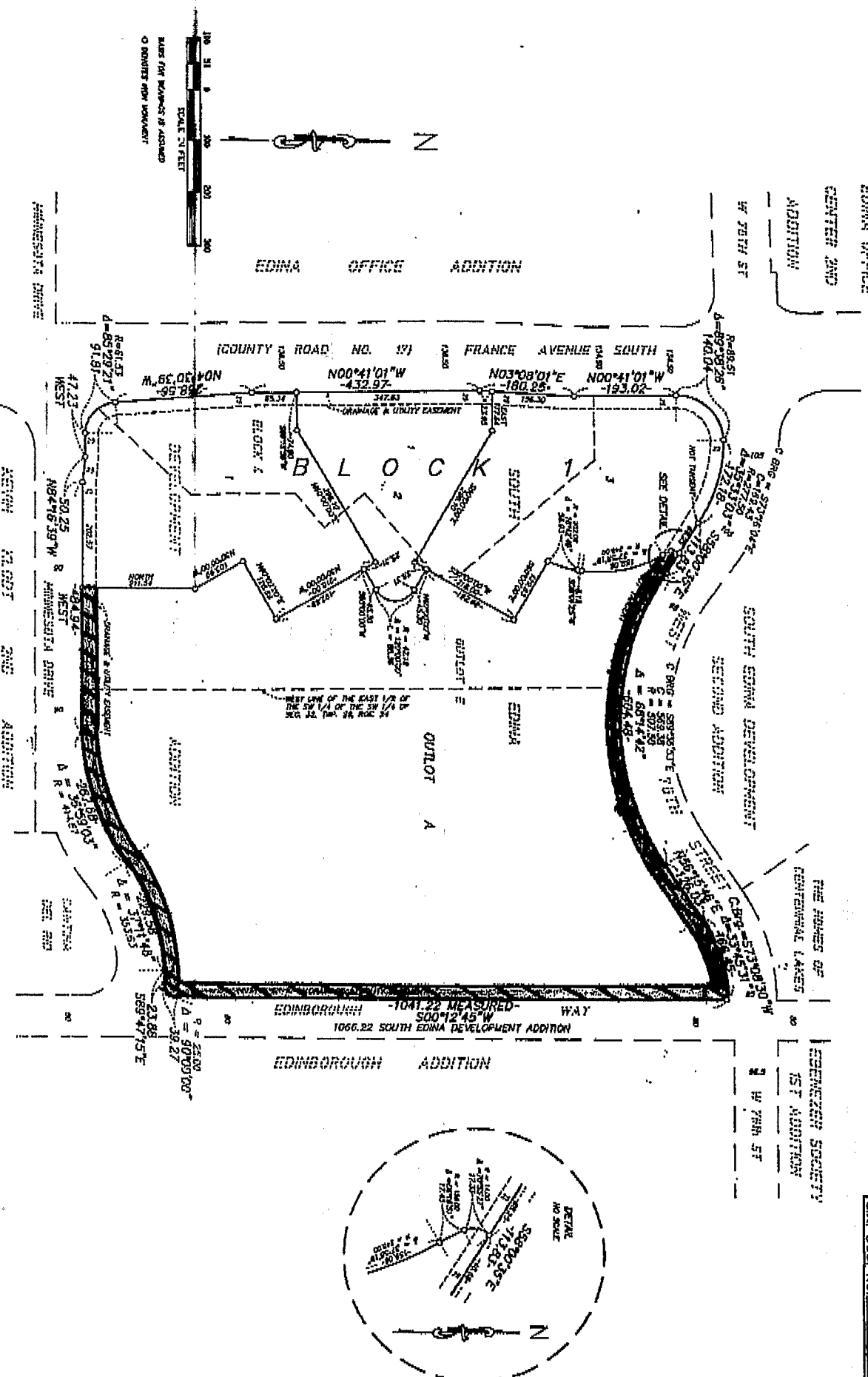
TOTAL P.05

EXHIBIT A

February 13, 1998

EASEMENT VACATION DESCRIPTION**SOUTH EDINA DEVELOPMENT THIRD ADDITION**

All of the DRAINAGE & UTILITY EASEMENT in OUTLOT A, SOUTH EDINA DEVELOPMENT THIRD ADDITION, according to the recorded plat thereof, Hennepin County Minnesota, as donated and dedicated by said plat of SOUTH EDINA DEVELOPMENT THIRD ADDITION.





UNITED PROPERTIES

February 13, 1998

Mr. Fran Hoffman
City Engineer
Mr. Craig Larsen
City Planner
City of Edina
4801 West 50th Street
Edina, Minnesota 55435

RE: Request for Vacation of Public Drainage and Utility Easements at South Edina Development
Third Addition

Dear Fran and Craig:

Attached herewith is a completed Easement Vacation Application for South Edina Development Third Addition. The easement to be vacated would be running along 76th Street, Edinborough Way, and Minnesota Drive as identified on the attached Exhibit B. The easement is being vacated so as to permit the construction of parking ramps which would be at or below grade level along with any necessary retaining walls which would be required to provide open air ventilation to the parking ramp. The parking ramp is set 20' from the property line along Edinborough Way. The Phase IV building at Centennial Lakes also requires a retaining wall which is set 15' from the property line for the Phase IV building. The existing easement to be vacated is a strip 25' in width. We would like the easement to be reduced to 15'. For obvious reasons, we are requesting that the easement vacation proceedings run concurrently with the City's plat approval and site plan approval for the Phase III and Phase IV office buildings at Centennial Lakes.

Please feel free to contact me at 893-8846, or Keith Dahl at 373-6465 with any questions.

Sincerely,

Brian P. Carey
Vice President
Development

BPC/bls

c: Keith Dahl
Paul Danielson
Greg Bennett
Bob Fox

enclosure